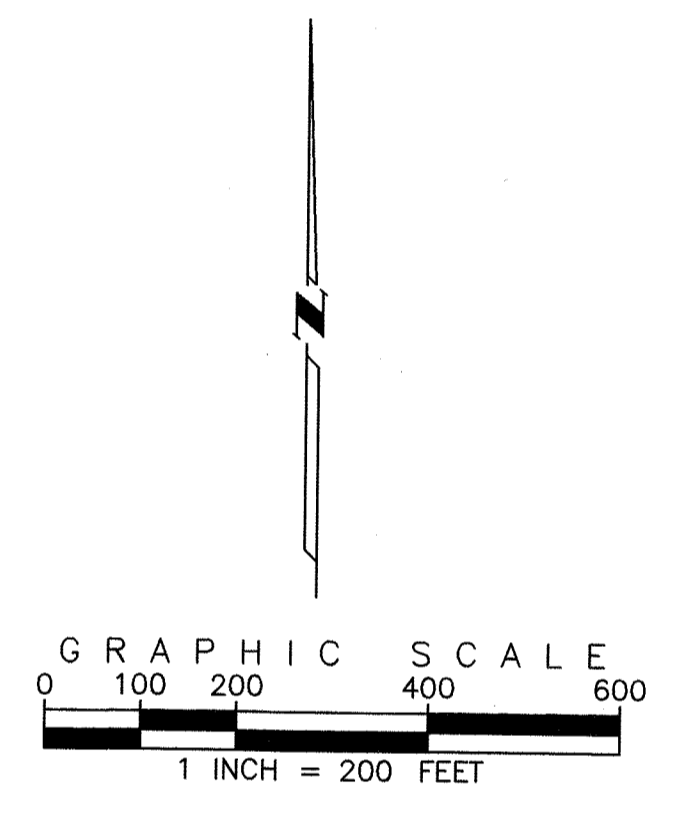


CRYSTAL VALLEY RANCH FILING NO. 16 PLAT

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24,
TOWNSHIP 8 SOUTH, RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
14.159 ACRES CONTAINING 58 RESIDENTIAL LOTS AND 4 TRACTS



SURVEY MONUMENTS LEGEND

- ◆ PUBLIC LAND SURVEY MONUMENT AS NOTED
- SET 18" LONG #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"

BENCHMARK
DOUGLAS COUNTY G.I.S. CONTROL MONUMENT STAMPED "1.074010" LOCATED ON THE WEST SIDE OF NEWLIN GULCH ROAD APPROXIMATELY 1450 FEET SOUTH OF THE INTERSECTION WITH SOUTH CHAMBERS ROAD.
ELEVATION= 6028.50

SHEET INDEX	
1	COVER SHEET
2	OVERALL BOUNDARY
3	PLAT SHEET

CRYSTAL VALLEY RANCH FILING NO. 16 PLAT

DATE PREPARED: MARCH, 2016
PROJECT NO. PL16-0014
APPLICANT/DEVELOPER
CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC
CASTLE ROCK, CO 80104
CONTACT: GREGORY BROWN
(303) 814-6862

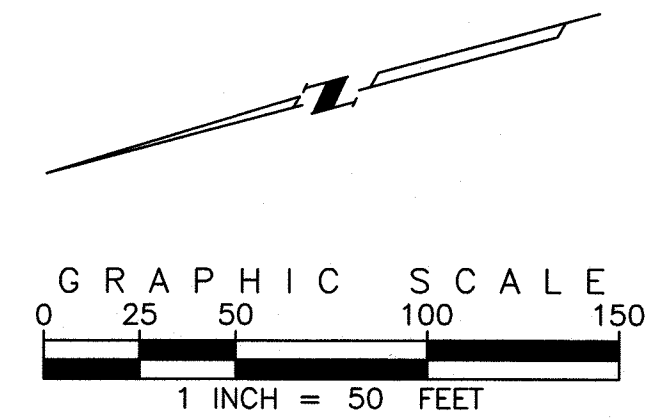
PREPARED BY



EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING ■ SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com
JOB NO. 12933.00

CRYSTAL VALLEY RANCH FILING NO. 16 PLAT

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
14.159 ACRES CONTAINING 58 RESIDENTIAL LOTS AND 4 TRACTS



LINE #	LENGTH	DIRECTION
L1	788.38'	N71°33'36"E
L2	287.39'	S38°24'32"E
L3	176.88'	S78°40'22"E
L4	195.39'	S49°47'57"E
L5	135.50'	S75°58'57"E
L6	292.29'	S43°43'38"E
L7	828.37'	S49°20'38"W
L8	60.94'	N42°04'20"W
L9	37.12'	S47°55'40"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	LENGTH
C1	301.62'	1055.00'	162°22'51"	N15°25'02"E	300.60'
C2	24.06'	25.00'	55°11'52"	S78°56'34"W	23.16'
C3	69.49'	75.00'	53°05'02"	S77°59'59"W	67.03'
C4	25.24'	25.00'	57°51'17"	S80°23'06"W	24.18'
C5	195.44'	1970.00'	5°41'03"	N67°50'44"W	195.36'
C6	46.40'	30.00'	88°36'40"	N20°41'52"W	41.91'

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	LENGTH
C7	8.71'	52.00'	9°38'50"	S38°25'44"E	8.70'
C8	75.30'	52.00'	82°58'27"	S75°1'25"W	68.89'
C9	4.50'	40.50'	6°22'23"	N40°02'27"W	4.50'
C10	60.93'	40.50'	86°11'54"	N61°41'11"E	55.34'
C11	20.94'	20.00'	60°00'00"	N79°20'38"E	20.00'
C12	9.57'	20.00'	27°25'43"	S65°58'30"E	9.48'
C13	14.26'	20.00'	40°51'17"	N22°48'00"W	13.96'
C14	18.05'	20.00'	51°43'00"	N23°29'08"E	17.45'
C15	13.35'	10.00'	78°29'12"	S29°46'11"E	12.38'
C16	5.55'	10.00'	31°49'30"	N24°23'10"E	5.48'
C17	34.91'	20.00'	100°00'00"	S88°28'25"W	30.64'
C18	27.93'	20.00'	80°00'00"	S31°31'35"E	25.71'
C19	35.41'	20.00'	101°28'38"	S86°03'03"W	30.96'
C20	18.23'	20.00'	52°13'02"	N65°22'27"E	17.60'
C21	22.08'	20.00'	63°14'29"	N50°51'19"W	20.97'

SURVEY MONUMENTS LEGEND

- ◆ PUBLIC LAND SURVEY MONUMENT AS NOTED
- SET 18" LONG #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"

EASEMENT LEGEND

- UE UTILITY EASEMENT
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- AREA COVERED BY SIGHT EASEMENT
- NR NON-RADIAL BEARING

BENCHMARK
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